



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Bowbridge Lock, Stroud | £325,000  
Call us today on 01453 764912



### Energy rating and score

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Offered with no Onward Chain, Hunters Estate Agents are delighted to present this two-bedroom end-of-terrace townhouse, situated within the popular Bowbridge Lock development, which required modernisation. Ideally positioned alongside the Thames & Severn Canal, the property enjoys scenic surroundings while offering convenient access into Stroud town centre. The accommodation is arranged over three floors. The ground floor comprises an entrance hall, cloakroom, and a spacious kitchen/dining room. On the first floor, there is a bright sitting room with balcony access, along with the second bedroom. The top floor features the principal bedroom, also with a private balcony, and the family bathroom. Externally, the property benefits from both front and rear gardens, off-street parking for two vehicles, gas central heating, and double glazing throughout.**

#### SITUATION

Bowbridge Lock can be found just east of Stroud town and south west of the canal which offers lovely walks into Stroud and beyond. Wonderful walks can also be found close by at Rodborough common and Minchinhampton common. The town centre of Stroud is close by and offers a comprehensive range of facilities and amenities. These include 5 supermarkets, local speciality stores, a hospital, state and private schools and the award winning weekly farmers market, a cinema, various restaurants and so on. There is a main line railway station, with direct services connecting with London (Paddington).

#### ENTRANCE HALL

Wooden framed double glazed entrance door, stairs to first floor, understairs cupboard, radiator, phone point and ceiling coving.

#### CLOAKROOM

Low level WC, wash basin, splashback tiling, radiator, ceiling coving and a Wooden framed double glazed & frosted window.

#### KITCHEN/DINING ROOM

18'9" x 9'8"

Good range of wall, floor & drawer kitchen units, rolltop work surfaces, drainer stainless steel sink with mixer tap, built-in oven & gas hob, space for fridge, extractor fan, splashback tiling, breakfast bar, wall mounted Vaillant boiler, 2 x radiators, ceiling coving and Wooden framed double glazed windows & french doors to rear garden.

#### UTILITY ROOM

6'5" x 5'3"

Wooden framed double glazed window, space for fridge/freezer, plumbing for washing machine & dishwasher, rolltop work surfaces and a radiator.

#### FIRST FLOOR LANDING

Wooden framed double glazed window and stairs to top floor.

#### SITTING ROOM

16'6" x 10'1"

Wooden framed double glazed window & french doors to balcony, 2 x radiator, TV point and ceiling coving.

#### BALCONY

Views to canal.

#### BEDROOM TWO

9'8" x 8'5"

Wooden framed double glazed window, radiator and ceiling coving.

#### TOP FLOOR LANDING

Velux and two storage cupboards.

#### BEDROOM ONE

19'1" x 9'9"

Wooden framed double glazed window & french doors to balcony with views to canal, radiator, ceiling coving and phone point.

#### BALCONY

Views to canal.

#### BATHROOM

Low level WC, pedestal wash basin, panelled bath, shower cubicle, Mira shower, splashback tiling, Wooden framed double glazed & frosted window and access to roof space.

#### EXTERIOR

The easy maintenance rear garden is mainly laid to patio. Further benefits include fenced borders, gated access to side, raised bedding areas with mature planting, outside tap, outside light, shed and electric retractable awning.

The front garden is laid to lawn with outside lighting and fenced borders.

#### OFF-STREET PARKING

The property has two parking spaces.

#### TENURE

Freehold

#### COUNCIL TAX BAND

The council tax band is B.

#### AML CHECKS

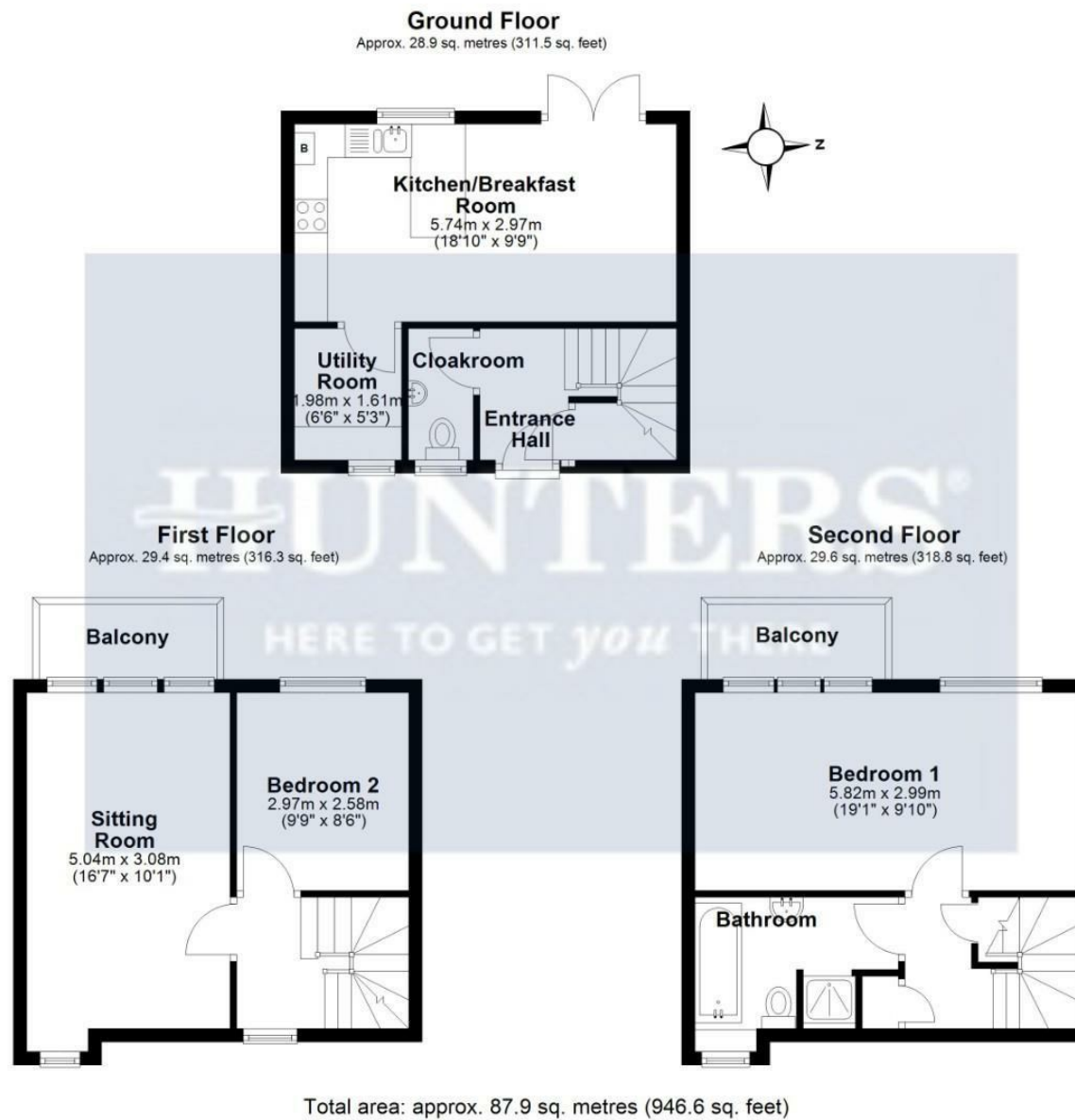
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted'

#### SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

#### GOLD AT BRITISH PROPERTY AWARDS

We're delighted to announce that Hunters Estate Agents Stroud has once again won the GOLD Award at the British Property Awards in 2025, making this our fourth win after previous successes in 2024, 2023 and 2021. This continued recognition reflects our commitment to delivering outstanding customer service and exceptional results for homeowners across Stroud and the surrounding areas. If you'd like to find out the value of your home and discover what sets us apart from our competitors contact our award-winning team today on 01453 764912 / [stroud@hunters.com](mailto:stroud@hunters.com) and book your free, no-obligation valuation and experience the difference for yourself.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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